



PLANNING AND ZONING BOARD AGENDA REVISED

PUBLIC HEARING - WEDNESDAY, MARCH 24, 2010 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER Vice Chair
BETH COONS
LISA HUDSON

CHELL ROBERTS
VINCE DIBELLA

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the April 19, 2010 City Council meeting. At that time, City Council will establish May 3, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE FEBRUARY 16, AND FEBRUARY 17, 2010 STUDY SESSIONS AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z10-09 (District 6)** 7825 East Paloma Avenue. Located north of Elliot Road and east of Sossaman Road (3.77± acres). District 6. Site Plan Review. This request will allow the development of a construction yard. Shalena Weidenbener, owner; Steve Nevala, applicant. (PLN2010-00032)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval With Conditions

- *2. **Z10-06 (District 1)** 945 North Center Street. Located south of Brown Road on the east side of Center Street (1.35± acres). District 1. Rezone from R1-6 to R1-6 HL. This request will establish a Local Historic Landmark Overlay for the Fitch Farmhouse. Owner; City of Mesa, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance to April 21, 2010

- *3. **Z10-08 (District 3)** 502 South Dobson Road Suite #3. Located south of Broadway Road on the west side of Dobson Road (1,900± sf). District 3. Council Use Permit. This request will allow the operation of a pool hall. Cary Newton, owner; Duc Nguyen, applicant. (PLN2009-00060)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval With Conditions

- *4. **Z10-10 (District 6)** 1455 South Power Road. Located north of the Superstition Freeway and east of Power Road). District 6. Council Use Permit. This request will allow the development of a Freeway Landmark Monument Sign. KIMCO Realty Corp. owner, Doug Atkins, applicant. (PLN2010-00038)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval With Conditions

5. **Z10-11 (District 2)** 915 North Val Vista Drive. Located north side of Adobe Road on the east side of Val Vista Drive (79.6± acres). District 2. Rezone from AG to R1-15 PAD. This request will allow the development of a single-residential subdivision. Thomas A. Coury Trustee, Owner; Greg Davis, IPlan Consulting, applicant. Also consider the preliminary plat for "Trovita". (PLN2010-00010)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval With Conditions

- *6. **Z10-12 (District 5)** 7464 East Main Street. Located north of Main Street and west of Sossaman Road (18,742± sf). District 5. Council Use Permit. This request will allow the operation of a school within a commercial zoning district. Mansoor Alyeshmerni Revocable Trust, owner; Dick Buckingham, applicant (PLN2010-00031)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval With Conditions

- *7. **Z10-13** (District 6) 9828 East Pueblo Avenue. Located west of Crismon Road and south of Broadway Road (19.3± acres). District 6. Rezone from Maricopa County R1-43 to City of Mesa R1-43. This request will establish City of Mesa zoning on recently annexed property. Rancho Reata, owner; City of Mesa applicant.

STAFF PLANNER: Tim Lillo

Staff Recommendation: Approval With Conditions

- *8. **Z10-14** (District 6) 9828 East Pueblo Avenue. Located west of Crismon Road and south of Broadway Road (19.3± acres). District 6. Rezone from R1-43 to R-4 for a Manufactured Home Park. This request will bring the zoning of the property into conformance with the existing land use. Rancho Reata, owner; David Cisiewski, applicant. (PLN2008-00197)

STAFF PLANNER: Tim Lillo

Staff Recommendation: Approval With Conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

- *1. Amend § 11-18-8: General Provisions: Applications, Procedures, Fees.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Adoption

- *2. Amend Title 11 by Revising the Short Names Used to Designate Existing Zoning Districts

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Adoption

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

1. Review and discuss the Zoning Code Update regarding commercial and office development

STAFF PLANNER: Gordon Sheffield

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

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